DEPARTMENT OF CITY PLANNING

SAN FRANCISCO

NOTICE THAT AN ENVIRONMENTAL IMPACT REPORT IS DETERMINED TO BE REQUIRED

Date of this Notice: October 22, 1982

Lead Agency: **City and County of San Francisco, Department of City Planning**
450 McAllister St., 5th Floor, San Francisco, CA 94102

Agency Contact Person: **Tel:** 415/558-5261

Project Title: 82.358E Park Hill Residential

Project Sponsor: Park Hill Joint Venture.

Project Contact Person: Stephen R. Koch

ista Avenue East

): 2607/1 & 1A

ent of a 200-unit Planned Unit Development (PUD)
the former St. Joseph's Hospital site and the
cial units. The St. Joseph's Hospital buildings,
ent and chapel, would be converted into 153

FICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL
his determination is based upon the criteria of the
tary for Resources, Sections 15081 (Determining Signi-
ory Findings of Significance) and 15084 (Decision to
Prepare an EIR), and the following reasons, as documented in the Environmental Evaluation (Initial Study) for the project, which is attached.

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: November 1, 1982.

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a $35.00 filing fee.

Alec S. Bash

Alec S. Bash, Environmental Review Officer

DEPARTMENT OF CITY PLANNING

CITY AND COUNTY OF SAN FRANCISCO

NOTICE THAT AN ENVIRONMENTAL IMPACT REPORT IS DETERMINED TO BE REQUIRED

Date of this Notice: October 22, 1982

Lead Agency: **City and County of San Francisco, Department of City Planning**
450 McAllister St., 5th Floor, San Francisco, CA 94102

Agency Contact Person: **Tel:** 415/558-5261

Project Title: 82.358E Park Hill Residential

Project Sponsor: Park Hill Joint Venture.

Project Contact Person: Stephen R. Koch

Project Address: 355 Buena Vista Avenue East

Assessor's Block(s) and Lot(s): 2607/1 & 1A

City and County: San Francisco

Project Description: Development of a 200-unit Planned Unit Development (PUD) involving the adaptive reuse of the former St. Joseph's Hospital site and the construction of 47 new residential units. The St. Joseph's Hospital buildings, consisting of a hospital, convent and chapel, would be converted into 153 residential units.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15081 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons, as documented in the Environmental Evaluation (Initial Study) for the project, which is attached.

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: November 1, 1982.

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a $35.00 filing fee.

Alec S. Bash

Alec S. Bash, Environmental Review Officer

DEPARTMENT OF CITY PLANNING
450 McALLISTER STREET · SAN FRANCISCO, CALIFORNIA 94102

PARK HILL RESIDENTIAL

82.358E

INITIAL STUDY

OCTOBER 22, 1982

ENVIRONMENTAL EVALUATION CHECKLIST
(Initial Study)

Project File No: 82.358E Title: Park Hill Residential

Address: 355 Buena Vista Avenue East Assessor's Block and Lot: 2607/1 & 1A

I. PROJECT DESCRIPTION

Site History

The 2.5-acre (110,000 sq. ft.) project site, on the southeast edge of Buena Vista Hill, consists of the buildings and grounds of the former St. Joseph's Hospital (see Figure 1, p. 2). The hospital was founded in 1889 and the existing hospital complex was built between 1920 and 1928. It consists of a hospital, a convent and a chapel. In 1979 the hospital was closed as a part of a citywide plan to consolidate medical services. The project would retain all existing buildings on site. New construction would occur on what is now a parking lot, the site of the 1889 hospital building that was demolished in 1926. Southwest of the hospital building is the St. Joseph's College of Nursing building. On September 30, 1982 the City Planning Commission approved the remodeling of the College of Nursing into a a 40-unit bed and care facility, a hospice, and ancilllary offices. The College of Nursing is not included in the project site or the project sponsor's interests.

Proposed Development

Park Hill Joint Venture proposes to develop a 200-unit Planned Unit Development (PUD) involving the adaptive re-use of three existing buildings and the construction of 47 new units (see Figure 2, p. 3). The St. Joseph's Hospital buildings would be converted into 153 studio, one- and two- bedroom residential units (about 112,000 net sq. ft.): the six-story hospital building would contain 112 units, the six-story convent building would contain

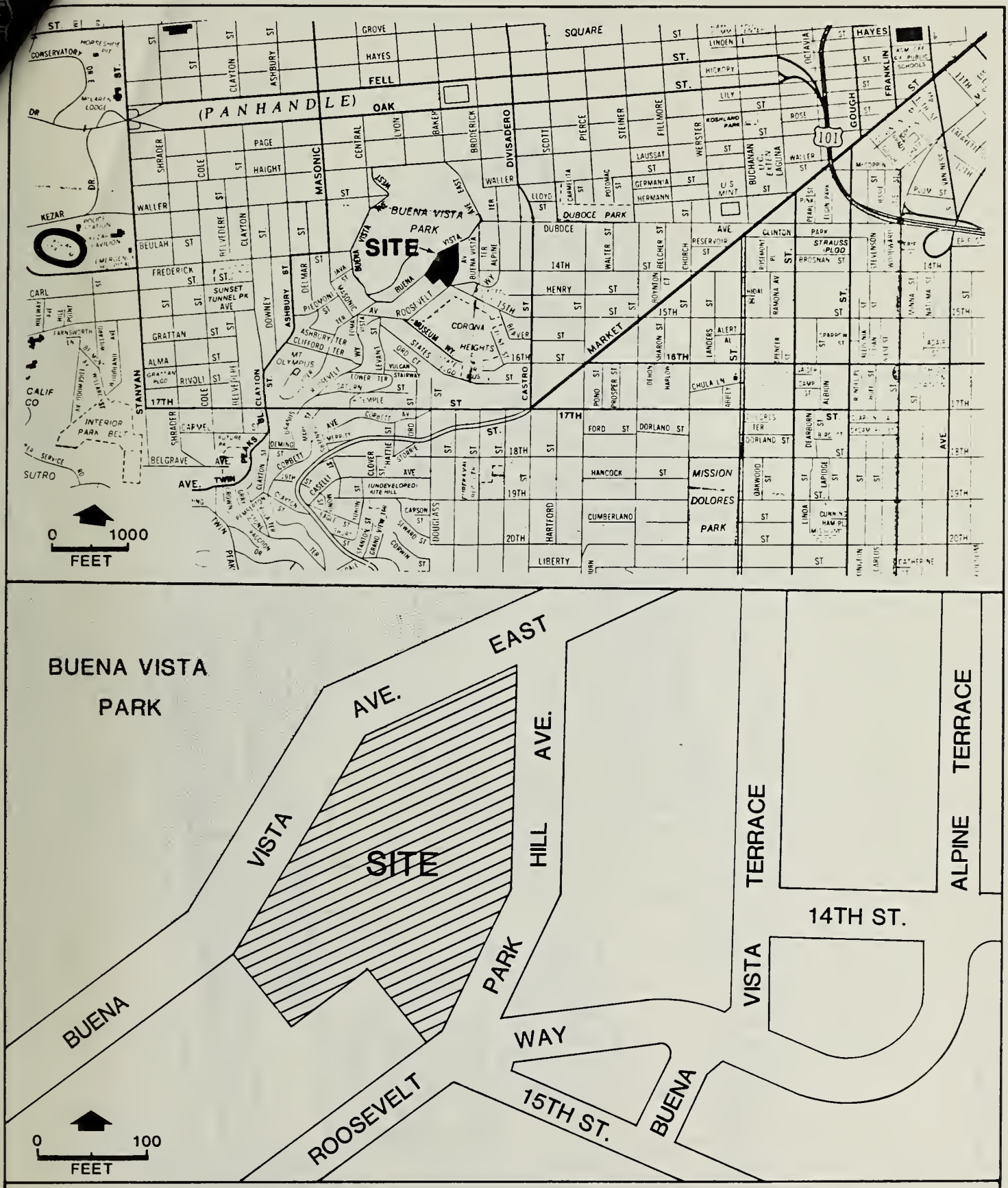

FIGURE 1: Project Site and Vicinity

SOURCE: Environmental Science Associates, Inc.

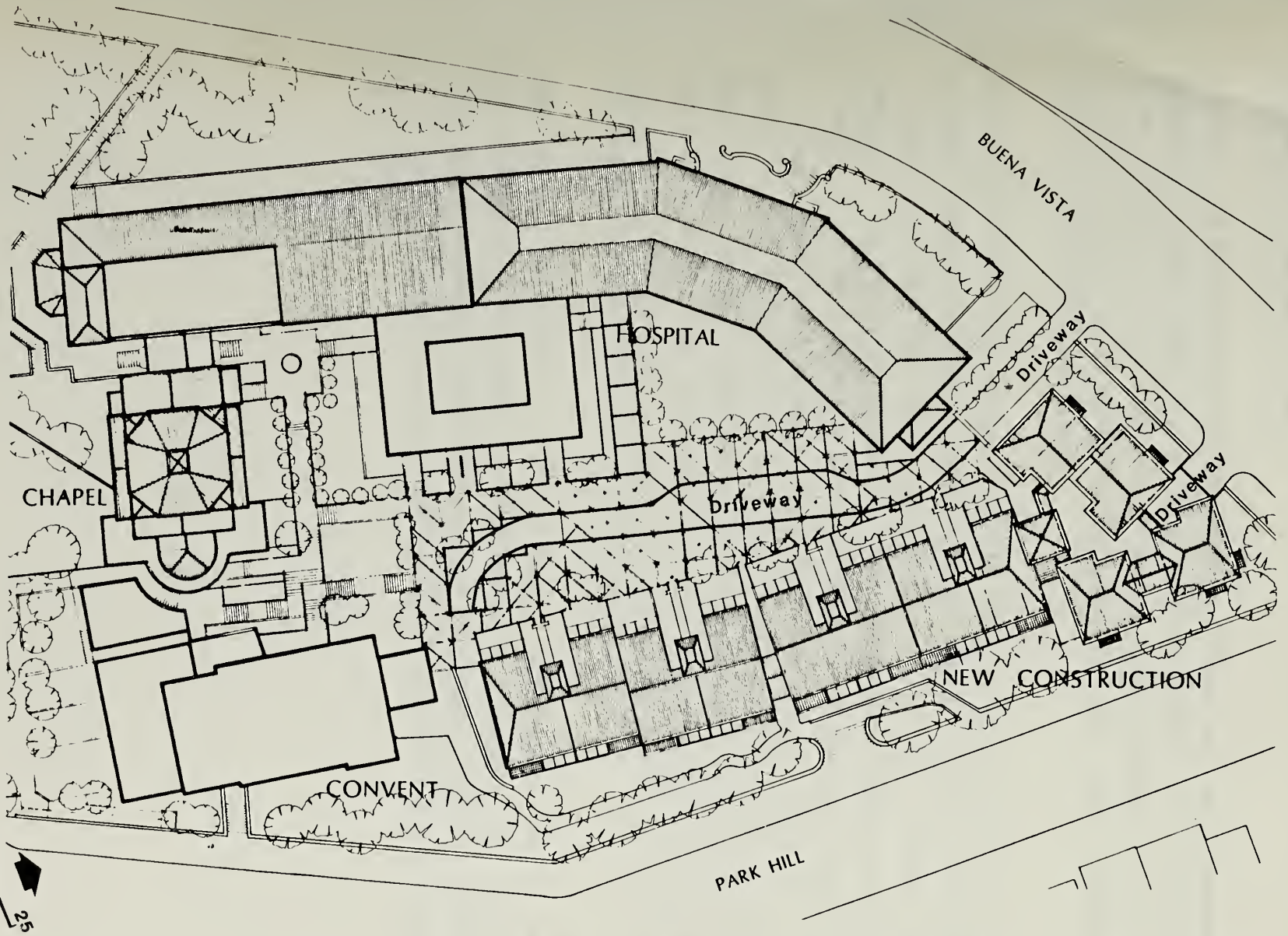

FIGURE 2: Site Plan

SOURCE: Kaplan/McLaughlin/Diaz

34 units and the chapel would contain 7 units. The exterior of the three buildings would remain essentially the same, although some of the windows would be enlarged and some balconies would be added, if feasible, to accommodate residential uses.

A three- and four-story building containing 47 new one- and two-bedroom unit townhouses (about 39,000 net sq. ft.) would be constructed on the project site along Park Hill Avenue, southeast of the hospital buildings. The new construction would be designed to complement the colors and architectural style of the existing buildings.

Vehicular access to the project would be on Buena Vista Avenue East through a driveway located immediately adjacent to the former hospital building and through an entrance west of the intersection of Park Hill and Buena Vista Avenues. From the hospital entrance, cars would pass through an interior driveway to a ramp leading to two hundred, self-park parking spaces provided in three sub-surface parking levels under the townhouse structure. This garage would also be directly accessible from the entrance near Park Hill and Buena Vista Avenues. There are about 65 on-street parking spaces located on Buena Vista Avenue East immediately in front of the hospital building. Those spaces are currently used by administrative employees of Children's Hospital who temporarily work in the hospital building.

Approximately 100,000 sq. ft. of open space, including an interior courtyard and landscaping in the theme of a Mediterranean courtyard would be provided. The project perimeter would be extensively landscaped, especially along Park Hill Avenue, to provide a visual buffer between Park Hill Avenue and the new construction.

II. SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS

Potential Environmental Impacts

The project potentially could have significant environmental effects in the areas of transportation, including parking demand; visual quality, including and shadow effects of the new construction on Park Hill Avenue; demand for neighborhood recreation services; and consumption of energy resources. These impacts would be due to the increased density and scale on the site. These issues will be examined in an Environmental Impact Report (EIR) that will be prepared for the project.

Effects Found Not To Be Significant

The proposed project was examined in this initial study and some potential impacts were determined to be either insignificant, or would be mitigated through measures incorporated into the project design. They include:

Land Use. The project would change the uses on the site from under-used institutional to residential. The use category would be consistent with the surrounding neighborhood.

Population/Employment/Housing. The project would increase the population in the area by about 300 persons. Increased transportation, recreation demand and visual quality effects associated with increased residential population at the site will be addressed in the EIR (see above). It would provide about 160 person-years of construction employment and up to five permanent jobs.

Noise. After completion, the project would not increase audible noise levels in the project vicinity. Temporary construction noise effects would be mitigated by the measures discussed on p. 11.

Air Quality/Climate. The project would not be expected to cause a violation of standards and would not result in measurable increases in local ambient concentrations during either project construction or occupancy.

Utilities and Public Services. The increased demand for public services and utilities attributable to the project would not require additional personnel or equipment. Mitigation measures have been included in the proposed project that would limit demand for public services and utilities (see pp. 14-17).

Biology. The project would have a negligible effect on plant or animal life or habitats.

Land. A preliminary geotechnical report prepared for the site indicates that there would be no problems in site development.

Water. The project would not alter drainage patterns. Water mains serving the project would be adequate to meet water demand generated by the project.

Hazards. The project would neither cause nor be affected by hazardous uses or health hazards.

Cultural. No known archeologic or historic resources are present on the site. See pp. 21-22 for a mitigation measure to be implemented in the event archaeologic resources are discovered on the site during project construction.

III. ENVIRONMENTAL CHECKLIST

A. GENERAL CONSIDERATIONS	YES	MAYBE	NO	N/A	DISC
1. Would the project conflict with objectives and policies in the Comprehensive Plan (Master Plan) of the City:	___	___	X	___	X
2. Would the project require a variance, or other special authorization under the City Planning Code?	X	___	___	___	X
3. Would the project require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal Agencies?	___	___	X	___	___
4. Would the project conflict with adopted environmental plans and goals?	___	___	X	___	___

The proposed project would respond to several major City and State policies and provisions of the San Francisco Master (Comprehensive) Plan. It would provide about 200 new infill housing units to help meet the demand for housing generated by Downtown office expansion, a priority advanced by the Mayor in her six-point program for expanding housing in San Francisco, April 9, 1982, and the State of California's Urban Action Program, which encourages the construction of new affordable housing in urban areas, especially on infill sites. It would also respond to Objective 2, Policy 2 of the Residence Element (December 1975) by converting underused non-residential land to residential use. The project would not provide low- and moderate-income housing; preservation and expansion of such housing is Objective 4, Policy 1 of the Residence Element (December 1975).

The project site is currently zoned RH-2 (House, Two-Family) and would be proposed for a zoning reclassification to RM-2 (Mixed, Moderate Density). The project sponsor would also apply for a Conditional Use authorization for a Planned Unit Development (PUD) under the provisions of Sections 303 and 304 of the City Planning Code. Reclassification of the site to a RM-2 district/PUD would allow development of a maximum of 274 units, 74 more than proposed in the project. Without a PUD, RM-2 reclassification of the site would permit development of 183 units or 17 units less than the proposed development.

Development of the site with a Conditional Use authorization under the existing RH-2 district and without a PUD, would allow development of about 73 units, 127 fewer than the project. The RH-2 district classification with a PUD would permit development of 109 units, which would be 91 fewer units than are proposed.

Subdivision approval would be required prior to the sale of the condominiums, pursuant to Sections 1303 (c) of the Subdivision Code, Chapter XIII of Part II of the San Francisco Muncipal Code.

B. ENVIRONMENTAL IMPACTS:

1. Land Use. Would the proposed project:

	YES	MAYBE	NO	N/A	DISC
a. Be different from surrounding land uses?	___	___	X	___	X
b. Disrupt or divide the physical arrangement of an established community?	___	___	X	___	X

The proposed project would change the uses on the site from institutional (the former St. Joseph's Hospital) to residential. The properties to the east, the south and the southwest are a mixture of one- and two-story, single family and multi-family residential units. The project, as a residential use, would be similar to surrounding land uses. As a complex with multiple units per building, the Park Hill project would differ from the style and character of immediately surrounding residential uses. Multi-story apartment buildings exist at other locations along Buena Vista Avenue. Under current project plans, no major buildings would be demolished on the site and the project would not disrupt the physical arrangement of the Buena Vista neighborhood.

2. Visual Quality and Urban Design. Would the proposed project:

	YES	MAYBE	NO	N/A	DISC
a. Obstruct or degrade any scenic view or vista open to the public?	___	___	X	___	X
b. Reduce or obstruct views from adjacent or nearby buildings?	___	X	___	___	X
c. Create a negative aesthetic effect?	___	___	X	___	___
d. Generate light or glare affecting other properties?	___	___	X	___	___

The proposed project would be located on the southeast slope of Buena Vista Hill where expansive views of the City to the south and southeast are available from the site and vicinity. The project would not obstruct any major scenic views or vista now available to the public. The hospital complex is highly visible as a linear ochre structure situated against the green vegetation backdrop of Buena Vista Park; its visual character would remain essentially unchanged as the existing buildings would be retained.

New construction of the 47 townhouse units along Park Hill Avenue could be visible from nearby residences; this potential impact will be examined in the EIR.

3. Population/Employment/Housing. Would the proposed project:

	YES	MAYBE	NO	N/A	DISC
a. Alter the density of the area population?	X				X
b. Have a growth-inducing effect?			X		
c. Require relocaion of housing or business, with a displacement of people, in order to clear the site?			X		
d. Create or eliminate jobs during construction and operation and maintenace of the project?	X				
e. Create an additional demand for housing in San Francisco?			X		

The project would increase the population in the area by adding approximately 300 persons to a site which has no residents (based on an expected average household size of 1.5). It is unlikely that the project would encourage additional residential development as the surrounding neighborhood is already predominantly residential and potential nearby development sites are limited.

If approved, the proposed zoning reclassification from RH-2 to RM-2/PUD could set a precedent to reclassify several lots south of the site which are owned by St. Joseph's Hospital to a higher density district than the existing RH-2.

The project would provide about 160 person-years of employment during the 24-month construction period and generate up to five permanent jobs for management and maintenance of the residential development. No jobs would be eliminated due to construction of the project. Employees of Children's Hospital currently working at the site would be transferred to offices in the vicinity of Children's Hospital, located at 3700 California Street.

4. Transportation/Circulation. Would the construction or operation of the project result in:

	YES	MAYBE	NO	N/A	DISC
a. Change in use of existing transportation systems? (transit, roadways, pedestrian ways, etc)	X				
b. An increase in traffic which is substantial in relation to existing loads and street capacity?		X			
c. Effects on existing parking facilities, or demand for new parking?		X			
d. Alteration to current patterns of circulations or movement of people and/or goods?		X			
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?		X			
f. A need for maintenance or improvement or change in configuration of existing public roads or facilities?			X		
g. Construction of new public roads?			X		

The effects of the project on local traffic, parking demand and public transit will be examined in the EIR. The EIR will also evaluate the cumulative transportation effects of the proposed Park Hill project and approved development at the adjacent College of Nursing (see Site History, p. 1).

5. Noise.

	YES	MAYBE	NO	N/A	DISC
a. Would the proposed project result in generation of noise levels in excess of those currently existing in the area?			X		X
b. Would existing noise levels impact the proposed use?			X		
c. Are Title 25 Noise Insulation Standards applicable?	X				X

Background noise levels in the project vicinity are 60 Ldn./1/ Project-generated traffic would not increase exterior noise levels on any road segment in the project vicinity by more than 1 dBA with the exception of Roosevelt Way where traffic related noise would be increased by 4 dBA, from 52 to 56 dBA./2,3/ However, at 56 dBA, ambient (or background) noise would be dominant thereby masking the increase of 4 dBA due to traffic. The increase in traffic on Buena Vista Avenue East and Park Hill Avenue would be noticeable as there would be more frequent single noise events of passing vehicles. On Buena Vista Avenue East, single noise events from passing vehicles would increase to 1 every 15 seconds instead of 1 every 20 seconds as currently occurs. On Park Hill Avenue, the increase would be to 1 vehicle passing every 1 1/2 minutes, instead of the current 1 every 2 minutes. These increased single noise events would not cause ambient noise levels (the L_{dn} or CNEL) on these streets to increase by greater than 1 dBA. A 1 dBA increase in environmental noise is generally undetectable to the untrained human ear.

Title 25 of the California Administrative Code applies to all new residential structures with the exception of single family detached dwellings. It requires that an interior noise environment be maintained at a CNEL of 45 dBA.The acceptable outdoor noise level for residential units is established as a community noise equivalent level (CNEL) of 60 dBA./4/ Should the exterior noise environment exceed a CNEL of 60 dBA, an acoustical analysis would be required to demonstrate that the interior CNEL requirement of less than 45 dBA with the windows closed would be met. The project sponsor would design the project to meet Title 25 noise insulation standards.

Construction noise associated with site development would intermittently increase noise levels in the project vicinity during the 24-month construction period. Several measures have been included in the proposed project to mitigate potential noise effects during the construction period. Enclosures or barriers would be provided, if necessary, for all stationary construction equipment to decrease noise levels. The entire construction site would be enclosed with a wooden fence.

The general contractor would, as necessary, muffle and shield intakes and exhausts, shroud or shield impact tools, and use electric-powered rather than diesel-powered construction equipment. Construction would be limited to the daylight hours to minimize disturbance to nearby residents except in the case of emergencies.

NOTES

/1/ Noise Element, San Francisco Comprehensive Plan, L_{dn}, the day night average noise level, is a noise measurement based on human reaction to cumulative noise exposure over a 24-hour period, taking into account the greater annoyance of nighttime noises (noise between 10 p.m. and 7 a.m. is weighted 10 dBA higher than daytime noise).

/2/ MAG Consultants, Technical Report for the Noise Element for the General Plan of the City of San Bruno.

/3/ dBA is the measurement of sound units in decibels (dB). The "A" denotes the A-weighted scale which simulated the response of the human ear to various frequencies of sound.

/4/ Community noise equivalent level (CNEL) is an averaged sound level measurement based on human reaction to cumulative noise over a 24-hour period. The numerical values of CNEL and L_{dn} are essentially equal for most urban noise environments.

6. Air Quality/Climate. Would the proposed project result in:

	YES	MAYBE	NO	N/A	DISC
a. Violation of any ambient air quality standard or contribution to an existing air quality violation?			X		X
b. Exposure of sensitive receptors to air pollutants?			X		
c. Creation of objectionable odors?			X		
d. Burning of any materials including brush, trees, or construction materials?			X		
e. Alteration of wind, moisture, or temperature (including sun shading effects),or any change in climate, either locally or regionally?			X		

Increases in traffic generated by the proposed project would add to the regional accumulations of pollutants. Based on preliminary traffic generation estimates, a roadside carbon monoxide (CO) analysis was carried out for worst-case meteorology and dispersion conditions for Buena Vista Avenue East and Park Hill Avenue (those roads showing greatest increases due to the project). The analysis found the project would increase roadside CO concentrations by 2% for Buena Vista Avenue East to 9.8 parts per million

(ppm) and 5.3 ppm for 1-hour and 8-hour averages. CO concentrations would also be expected to be 9.1 ppm and 5.2 ppm on Park Hill Avenue for one-hour and eight hour averages increases of 1% and 2%, respectively. All of these values are well within the standards of 35 ppm and 9 ppm, respectively, for 1-hour and 8-hour averages of CO.

Construction of the proposed project would have short-term effects on air quality in the project vicinity. Demolition, excavation, and other construction activities would generate particulate (dust) that would affect local air quality for the duration of such activities. The State 24-hour total suspended particulate standard of 100 micrograms per cubic meter would probably be violated on and adjacent to the site several times during these activities. Dust may fall on surfaces within 200 to 800 ft. of the project site under low winds. Blowing dust may be an annoyance in the vicinity when winds exceed 12 miles per hour. Except to persons with respriatory problems, particulates are more of a nuisance than a hazard.

Asphalt, oil-based architectural coatings, and paints, if used in construction, would emit hydrocarbons. Hydrocarbon emissions are controlled by Bay Area Air Quality Management District (BAAQMD) Regulations 3 and 9. Diesel-powered construction equipment would emit (in decreasing order by weight) nitrogen oxides, carbon monoxide, sulfur oxides, hydrocarbons, and particulate./1/

During excavation, unpaved demoliton and construction areas would be wetted to reduce dust emissions. The general contractor would maintain and operate construction equipment in such a way as to reduce exhaust emissions.

NOTES

/1/ U.S. Environmental Protection Agency, 1975, Compilation of Air Pollutant Emission Factors.

7. Utilities and Public Services. Would the proposed project:

a. Have an effect upon, or result in a need for new or altered, governmental services in any of the following?

	YES	MAYBE	NO	N/A	DISC
fire protection	___	___	X	___	X
police protection	___	___	X	___	X
schools	___	___	X	___	X
parks or other recreational facilities	___	X	___	___	X
maintenance of public facilities	___	___	X	___	X
power or natural gas	___	___	X	___	X
communications systems	___	___	X	___	X
water	___	___	X	___	X
sewer/storm water drainage	___	___	X	___	X
solid waste collection and disposal	___	___	X	___	X

Time of first response to the site is about two minutes from Fire Station 21, located at 1443 Grove St. The project would incorporate all emergency response systems stipulated by the Life Safety Code including fire alarms and smoke detectors. These measures would reduce hazards to building occupants during an earthquake or fire. The project itself would not generate a need for additional personnel or equipment in order to serve the site. (Edward J. Phipps, Assistant Chief, San Francisco Fire Department, written communication, July 29, 1982).

The site is within the northeast corner of the San Francisco Police Department's Mission District Reporting Area, which is roughly bounded by Buena Vista Avenue East, Duboce Avenue, Potrero Avenue, Army Street, Douglas Street, Portola Drive, and Twin Peaks Boulevard. The site is in Plot 528 (bounded by the west side of Buena Vista Avenue East, Duboce Avenue, Castro Street, 17th Street, and Roosevelt Way) of the Mission District Reporting Area. Plot 528 has a low crime rate compared to the Mission District Reporting Area and a low to average crime rate when compared to the City as a whole. Response time is two to three minutes for high priority calls (robbery, rape and assault in progress). At this time, the Police Department does not anticipate the need for additional equipment or personnel to serve the project (Sergeant Libert, Planning and Research Division, San Francisco Police Department, telephone communication, July 26, 1982 and written

communication, August 2, 1982). To reduce the demand on police services, the project would incorporate internal security measures such well-lighted entries; alarm systems; and locked entrances with security telephones.

The project probably would have some school age children as residents. San Francisco public schools have experienced declining enrollments over the past several years and could accommodate an increase in school age children from the project (San Francisco Unified School District, Proposal for Leasing and Selling Vacant Property, April 29, 1980, pp. 28-29).

Although on-site recreation facilities would be provided, the project may increase the demand for public recreation services in the Buena Vista neighborhood. This will be examined in the EIR for the project.

The increased traffic volumes generated by the project would result in additional wear on local streets. Property tax revenues generated by the project to the City's General Fund would offset added costs of local street maintenance.

In order to serve the project, existing gas and electricity feeder lines on the site would have to be altered. PG&E has projected energy demands in its service area (which includes the Bay region) 20 years in the future, based on land use patterns and market activity. According to PG&E projections, it will have adequate supply of energy to meet the demand without the need for additional power plants not already planned (Herbert Luders, Industrial Power Engineer, telephone communication August 20, 1982, and Hudson Martin, Supervisor, Energy Economics, Economics and Statistics Department, PG&E, telephone communication, May 27, 1982).

Pacific Telephone and Telegraph Co. (PT&T) currently serves the site through underground cables extending to a main terminal. PT&T cannot determine at this time if and where new lines would need to be provided to serve the site. Street excavation to extend new telephone lines would be conducted during normal working hours; street plates would be used where appropriate to minimize effects on traffic (Norma Lyon, Engineer, Pacific Telephone and Telegraph Company, written communication, August 6, 1982).

Water demand is estimated to be roughly 40,000 gallons per day (gpd) or 200 gpd per unit. For comparison, St. Joseph's Hospital demanded roughly 76,740 gpd of water at full operation. The 8-inch diameter main on Park Hill Avenue is capable of providing 880 gallons per minute. If the consumption for the project were averaged over an 8-hour period, it would result in 83 gallons per day. Even if this average were doubled for the morning and evening peak periods, it would not tax the capacity of the system. The Department indicates that it can provide domestic and fire service subject to the limitations of the existing distribution system (Harlow Swain, Senior District Water Serviceman, San Francisco Water Department, written communication, July 29, 1982 and telephone conversation, October 21, 1982).

There is a 12-inch diameter sanitary sewer in Buena Vista Avenue East and a 8-inch diameter sewer in Park Hill Boulevard. Average wastewater generation is projected to be roughly 38,000 gallons per day (gpd). (Wastewater generation is assumed to be 95% of water consumption to account for water loss caused by evaporation, landscaping, irrigation, etc.) If St. Joseph's Hospital were to be reinstituted into full use, sewage generation would be about 56,590 gpd. The existing sewer mains are adequate to accept additional sanitary and storm flows from the Park Hill project (Nathan Lee, Clean Water Program, written communication, August 16, 1982.) The development would incorporate low-flow faucet and toilet fixtures to reduce water consumption and wastewater.

The Sunset Scavenger Company, in collaboration with Solid Waste Engineering, provides solid waste collection and disposal services to the site. Wastes are currently disposed of at a fill site in Mountain View; the contract for this site expires in 1983. Arrangements are being finalized for a 5-year contract on a site in Altamont. Solid waste generation from the project is projected to be 720 pounds per day at full buildout (Solid Waste Management Board, July 19, 1974: 2.4 lbs/capita/day). In comparison, full operation of St. Joseph's Hospital would generate roughly 2,360 lbs per day of solid waste. The Scavenger Company could provide service to the site. The company recommends installation of trash compactors whenever possible (Leo Maionchi, Manager, Solid Waste Engineering, telephone communication, July 23, 1982). Separate storage facilities for recyclable waste material would be provided to

project residents to encourage recycling. If feasible, the project would be equipped with central trash compactors to reduce the volume of solid waste requiring storage and transport.

8. Biology.

	YES	MAYBE	NO	N/A	DISC
a. Would there be a reduction in plant and/or animal habitat or interference with the movement of migratory fish or wildlife species?	___	___	X	___	___
b. Would the project affect the existance or habitat of any rare, endangered or unique species located on or near the site?	___	___	X	___	___
c. Would the project require removal of mature scenic trees?	___	___	X	___	X

Much of the grounds of the existing hospital complex are paved but some landscaping, including mature trees, remains on the site. All trees would be retained at their existing locations, except for a 12-inch diameter Cypress tree that would be relocated on the site, if feasible, to accommodate the 47 units of new construction.

9. Land. (topography, soils, geology) Would the proposed project result in or be subject to:

	YES	MAYBE	NO	N/A	DISC
a. Potentially hazardous geologic or soils conditions on or immediately adjoining the site? (slides, subsidence, erosion, and liquefaction)	___	X	___	___	X
b. Grading? (consider height, steepness and visibility or proposed slopes; consider effect of grading on trees and ridge tops)	X	___	___	___	X
c. Generation of substantial spoils during site preparation, grading, dredging or fill?	X	___	___	___	X

The project site is in an area mapped as having potential for landslide hazards./1/ A preliminary geotechnical report conducted for the site provides a detailed description of soils and geologic hazards. That report indicates that the site is deposited with bedrock, overlain with fill, sand dune and residual clays; no problems are anticipated in site development./2/ Project would be designed to meet the requirements of the San Francisco Building Code. In addition, a detailed geotechnical and structural design report would be conducted for the buildings. This report would be submitted to the Department of Public Work's Bureau of Building Inspection and would be used in reviewing building foundation and structural plans. Site development would require excavation and grading, resulting in the removal of about 11,000 cu. yds. of spoils from the site./3/

Several procedures would be followed by the project sponsor and construction contractor to ensure adequate structural safety during project construction:

- A detailed foundation and structural design study would be conducted for the project by a California licensed structural engineer and a geotechnical consultant. The project sponsor would follow the recommendations of these studies during the final design and construction of the project.

- The project sponsor would also post a surety bond, if required by the San Francisco Department of Public Works, before issuance of a permit to excavate. Such a bond would protect the City against damages to City-owned sidewalks, streets and utilities.

- The project sponsor would require the project contractor and subcontractors to obtain Faithful Performance and Payment Bond if proper financial capability is not evident, and to be responsible for any damage to existing buildings which might result from excavation. This bond would protect the project sponsor and owners of adjacent properties should any damage to these properties result from construction activities.

- Excavation pit walls would be shored up and protected from slumping or lateral movement of soils into the pit. Shoring and sheeting with soldier beams could be used for this purpose.

- Should dewatering be necessary, groundwater observation wells would be installed for monitoring the level of the water table and other instruments would be placed to monitor potential settlement and subsidence. If, in the judgement of City engineers, unacceptable subsidence occurs during construction, groundwater recharge would be initiated to halt the settlement.

- Groundwater pumped from the site would be retained in a holding tank to allow suspended particles to settle, if this is found necessary by the Industrial Waste Division of the Department of Public Works, to prevent sediment from entering the stormdrain/sewer lines.

NOTES

/1/ Blume, John A. & Associates, San Francisco Seismic Safety Investigation, Geologic Evaluation, Figure 4. June, 1974.

/2/ Hallenbeck-McKay & Associates, Soil Investigation for St. Joseph's Hospital Additions and Structural Reinforcement to Meet Seismic Code, 1975.

/3/ William Burrows, Construction Contractor, Williams and Burrows, telephone communication, August 12, 1982.

10. Water. Would the proposed project result in:	YES	MAYBE	NO	N/A	DISC
a. Reduction in the quality of surface water?			X		
b. Change in runoff or alteration to drainage patterns?		X			X
c. Change in water use?	X				X
d. Change in quality of public water supply or in quality or quantity (dewatering) of ground water?		X			X

Because the area for new construction is presently a paved parking lot, there may not be increased impervious surface on the site. Drainage patterns from the site would not be altered greatly. Water use on the site would be about 40,000 gallons per day based on a factor of 200 gallons per day per unit (Metcalf and Eddy, 1972, Wastewater Engineering: Collection, Treatment,

Disposal). Existing water mains and water supply are adequate to meet this demand (see p. 16). Because of the depth of excavation some dewatering may be necessary. However, no groundwater was encountered by test borings ranging from about 25 to 60 ft. in depth. The proposed development would be designed so that runoff is directed to landscaped portions of the site and allowed to penetrate the soil. The proposed development would be landscaped with drought-resistant native plants to decrease water required for landscape irrigation.

11. Energy/Natural Resources. Would the proposed project result in:	YES	MAYBE	NO	N/A	DISC
a. Any change in consumption of energy?	X				
b. Substantial increase in demand on existing energy sources?			X		
c. An effect on the potential use, extraction, conservation or depletion of a natural resource?	X				

The project's 200 units would use approximately 46 million Btu's annually for electricity and natural gas, which is substantially less than the energy consumption of St. Joseph's Hospital complex when it was in full operation. The proposed development would contribute to cumulative energy demand in San Francisco that would result in depletion of nonrenewable energy resources. Energy consumption of the project will be addressed in the EIR.

12. Hazards. Would the proposed project result in:	YES	MAYBE	NO	N/A	DISC
a. Increased risk of explosion or release of hazardous substances (e.g., oil, pesticides, chemicals or radiation), in the event of an accident, or cause other dangers to public health and safety?			X		
b. Creation of or exposure to a potential health hazard?			X		
c. Possible interference with an emergency response plan or emergency evacuation plan?			X		

13. Cultural. Would the proposed project?	YES	MAYBE	NO	N/A	DISC
a. Include or affect a historic site, structure, or building?	___	___	X	___	X
b. Include a building on any recognized list of buildings of architectural merit?	___	___	X	___	___
c. Include or affect a known archaeological resource or an area of archaeological resource potential?	___	___	X	___	___
d. Cause a physical change affecting unique ethnic or cultural values?	___	___	X	___	___

St. Joseph's Hospital has been located on its present site since the late 1880's. The existing buildings were built in the 1920's. All are steel framed or reinforced concrete construction with light ochre stucco facades and red tile, hipped roofs. The style is Spanish Renaissance Revival.

None of the buildings on the site are contained in the 1976 Citywide inventory of architecturally significant buildings; nor at this time have they been given any offical recognition of architectural or historic merit. The project would help preserve the architectural character of the site by retaining the existing buildings on the site and by designing the new construction to compliment the color and architecture of the existing buildings.

C. MITIGATON MEASURES:

	YES	NO	DISC
Are mitigation measures included in the project?	X	___	X
Are other mitigation measures available?	if need is identified		

CULTURAL

- Should evidence of cultural or historic artifacts or significance be found during project excavation, the Environmental Review Officer and the President of the Landmarks Preservation Advisory Board would be notified.

The project sponsor would select an archaeologist, historian, or other expert acceptable to the Environmental Review Officer to help the Office of Environmental Review determine the significance of the find and whether feasible measures, including appropriate security measures, should be implemented to preserve or recover such artifacts. The Environmental Review Officer would then recommend specific mitigation measures, if necessary, and recommendations would be sent to the State Office of Historic Preservation. Excavation or construction which might damage the discovered cultural resources would be suspended for a maximim of four weeks to permit inspection, recommendation and retrieval, if appropriate.

D. ALTERNATIVES	YES	NO	DISC
Were other alternatives considered:	X		X

Alternatives to the proposed project which will be analyzed in the EIR include:

1. The no-project alternative would retain existing conditions on the site. No new housing units would be added to San Francisco's housing supply, and no new construction employment would result. This alternative would preserve options for future development, including reinstitution of a hospital use at the site.

2. A reduced-density alternative would consider various proposals for development of the site with fewer units than the proposed project, including development of unit sizes comparable to the surrounding neighborhood.

3. A two parking spaces per unit alternative would propose providing two parking spaces for each residential unit.

4. An alternate-use of the chapel alternative would entail non-residential use of the chapel structure, such as a private community center for project residents.

5. Alternative design of internal circulation and open space areas of the site would be analyzed, including elimination of the interior driveway so that the area could be used exclusively for open space.

MANDATORY FINDINGS OF SIGNIFICANCE:	YES	NO	DISC
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to elimate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?	___	X	___
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	___	X	___
3. Does the project have the possible environmental effects which are individually limited, but cumulatively considered? (Analyze in the light of past projects, other current projects, and probable future projects?)	___	X	___
4. Would the project cause substantial adverse human beings, either directly or indirectly?	___	X	___
5. In there serious public controversy concerning the possible environmental effect of the project?	X	___	X

The Department of City Planning and the project sponsor met with about 70 neighborhood residents on October 5, 1982 concerning the proposed project. Areas of environmental concern identified by residents at that meeting include the density of the project and resulting increased parking demand, traffic, noise, and demand for recreational services. In addition to the issues above, some concern was voiced regarding the use of the chapel for residential construction at another meeting with about 10 neighborhood residents held by the project sponsor on July 21, 1982.

On the basis of this initial evaluation:

____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

____ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers____, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

__/__ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Robert W. Passmore
Assistant Director-Implementation

for

Dean Macris
Director

Date: 10/21/82

DISTRIBUTION LIST:

REGIONAL AGENCIES

Association of Bay Area Governments
Hotel Claremont
Berkeley, California 94705
Attn: Charles Q. Forrester

Metropolitan Transportation Commission
Hotel Claremont
Berkeley, California 94705
Attn: Franceen Lyons

CITY AND COUNTY OF SAN FRANCISCO

Landmarks Preservation Advisory Board
450 McAllister St., 5th Floor
San Francisco, California 94102
Board Members:
Jonathan H. Malone, Secretary

Bureau of Building Inspection
450 McAllister Street
San Francisco, California 94102
Attn: Robert Levy, Superintendent

Department of Public Works
City Hall, Room 260
San Francisco, California 94102
Attn: Jeffrey Lee

Department of Public Works
Traffic Engineering Division
460 McAllister Street
San Francisco, California 94102
Attn: Scott Shoaf

Department of Public Works
Mechanical Section
45 Hyde Street, Room 222
San Francisco, California 94102
Attn: Ray G. Danehy

San Francisco Fire Department
260 Golden Gate Avenue
San Francisco, California 94102
Attn: Edward E. Murphy, Chief
Division of Support Services

MUNI Planning Division
949 Presidio Avenue, Room 204
San Francisco, California 94115
Attn: Peter Straus

San Francisco Committee for Utility Liaison (CULCOP)
City Hall, Room 363
San Francisco, California 94102
Attn: Joseph Corollo

Mayor's Economic Development Council
480 McAllister Street
San Francisco, California 94102
Attn: Richard Goblirsch

Public Utilities Commission
City Hall, Room 287
San Francisco, California 94102
Attn: Richard Sklar

Public Utilities Commission
Energy Conservation
949 Presidio Avenue
San Francisco, California 94115
Attn: Robin Calhoun

San Francisco Real Estate Department
450 McAllister Street, Room 600
San Francisco, California 94102
Attn: Wallace Wortman,
Director of Property

San Francisco Water Department
Distribution Division
425 Mason Street
San Francisco, California 94102
Attn: George Nakasaki, Manager

GROUPS & INDIVIDUALS

Bay Area Council
348 World Trade Center
San Francisco, California 94111

Buena Vista Neighborhood Association
21 Saturn Street
San Francisco, California 94114
Attention: Dale Champion

Charles Hall Page and Associates
364 Bush Street
San Francisco, California 94104

Environmental Impact Planning Corp.
319 Eleventh Street
San Francisco, California 94103

The Foundation for San Francisco's
Architectural Heritage
2007 Franklin Street
San Francisco, California 94109
Attn: Grant Dehart
Executive Director

Friends of the Earth
1045 Sansome Street
San Francisco, California 94111
Attn: Connie Parrish

Gray Panthers
944 Market Street
San Francisco, California 94102
Attn: W. Nunnally

Gruen Gruen & Associates
564 Howard Street
San Francisco, CA 94105
Attn: Carrie George

Haight-Ashbury Neighborhood Council
1474 Page Street
San Francisco, California 94117

Sue Hestor
4536 - 20th Street
San Francisco, California 94114

Junior Chamber of Commerce
251 Kearny Street
San Francisco, California 94108

Kaplan/McLaughlin/Diaz
222 Vallejo St.
San Francisco, California 94111
Attention: Leon Sugarman

League of Women Voters
12 Geary Street, Room 605
San Francisco, California 94108

Mr. Gerald Owyang
1517 Reed Avenue, #2
San Diego, California 92109

Park Hill Joint Venture
c/o Prometheus Development Company
10080 N. Wolfe Rd. Suite 201
Cupertino, California 95014
Attentin: Stephen Koch

Mrs. G. Bland Platt
339 Walnut Street
San Francisco, California 94118

San Franciscans for Reasonable
Growth
c/o San Francisco Tomorrow
9 First Street
San Francisco, California 94105
Attention: Mr. Carl Imparato

San Francisco Beautiful
41 Sutter Street
San Francisco, California 94104
Attn: Mrs. H. Klussman, President

San Francisco Building and
Construction Trades Council
400 Alabama Street, Room 100
San Francisco, California 94110
Attn: Stanley Smith

San Francisco Chamber of
Commerce
465 California Street
San Francisco, California 94104
Attn: Richard Morten

San Francisco Ecology Center
13 Columbus Avenue
San Francisco, California 94111

San Francisco Forward
690 Market Street
San Francisco, California 94104
Attn: Frank Noto

San Francisco Labor Council
3068 - 16th Street
San Francisco, California 94103
Attn: Bernard Speckman

San Francisco Planning and Urban
Research Association
312 Sutter Street
San Francisco, California 94108

San Franciscans for Reasonable Growth
88 First Street, Rm. 600
San Francisco, California 94105

San Francisco Tomorrow
88 First Street, Rm. 600
San Francisco, California 94105

Sierra Club
530 Bush Street
San Francisco, California 94105
Attn: Becky Evans

Tenants and Owners Development Corp.
177 Jessie Street
San Francisco, California 94105
Attn: John Elberling

NEIGHBORING PROPERTY OWNERS

Isabel Wade
783 Buena Vista West
San Francisco, CA 94117

Tom & Toni Sestak
415 Buena Vista East
San Francisco, CA 94117

Elsa A. Reisner
595 Buena Vista Ave. West
San Francisco, CA 94117

Gerald Guay
1482 Masonic
San Francisco, CA 94117

S. M. Marlin
489 Buena Vista Avenue
San Francisco, CA 94117

Dennis Peterson
67 Alpine Terrace
San Francisco, CA 94117

Sanomar Barr
333 Roosevelt Way
San Francisco, CA 94117

Carol Kerr
333 Roosevelt Way
San Francisco, CA 94117

Joe Donohue
44 Ventura Avenue
San Francisco, CA 94116

El Ettner
111 Buena Vista East
San Francisco, CA 94117

Joseph E. Gross
1257 Masonic Avenue
San Francisco, CA 94117

Tim Tosta
290 Roosevelt
San Francisco, CA 94117

Don C. Hampel M.D.
453 Buena Vista Avenue East #2
San Francisco, CA 94117

Grant Hundley
453 Buena Vista Avenue East #1
San Francisco, CA 94117

Yvonne Knowles
47 Park Hill Avenue
San Francisco, CA 94114

D'Anne Quinton
29 Park Hill Avenue
San Francisco, CA 94114

Dyler Sommer
290 Roosevelt
San Francisco, CA 94117

Tom de Rose
290 Roosevelt #2
San Francisco, CA 94117

Margaret Burton
451 Buena Vista East
San Francisco, CA 94117

Susan McBride
2723 Sacramento Street
San Francisco, CA 94115

Laura Klipfel
485 Buena Vista Ave
San Francisco, CA 94117

Grace Robinson
58 Museum Way
San Francisco, CA 94114

Karl Sopke
290 Roosevelt Way
San Francisco, CA 94117

Margaret Finess
45 Upper Terrace
San Francisco, CA 94117

Pete and Betty Winter
1581 Masonic Avenue
San Francisco, CA 94117

John and Molly Hooper
201 Buena Vista Avenue East
San Francisco, CA 94117

Robert Batchelor
800 Duboce
San Francisco, CA 94117

Robert Campbell
111 Buena Vista Avenue East
San Francisco, CA 94117

Marjorie Kaplan
1559 Masonic Avenue
San Francisco, CA 94117

William Rosetti
2530 Baker
San Francisco, CA 94123

Larry Maas
2525 15th Street
San Francisco, CA 94127

Annette Spolter
440 Davis Court
San Francisco, CA 94111

Alex G. Captanian
1-3 Buena Vista East
San Francisco, CA 94117

Richard Russell
3 Buena Vista East
San Francisco, CA 94117

R. A. Fautch
35 Buena Vista Terrace
San Francisco, CA 94117

Harold Pon
238 Roosevelt Way
San Francisco, CA 94117

Jim Connor
3 Buena Vista East
San Francisco, CA 94117

Michael Immez
789 Buena Vista Avenue West #201
San Francisco, CA 94117

Greg Galvan
219 John Street #3
Oakland, CA 94611

Bob Gillespie
518 Clayton Street
San Francisco, CA 94117

Richard Bebb
33 Buena Vista Terrace
San Francisco, CA 94117

Martin Scott Smith
111 Buena Vista Avenue East
San Francisco, CA 94117

Dennis Laine
272 Roosevelt Way
San Francisco, CA 94117

Claude Duvall
1384 Masonic Avenue
San Francisco, CA 94117

Bob Tackes
170 Roosevelt Way
San Francisco, CA 94117

Warren Dallin
55 Buena Vista Terrace
San Francisco, CA 94117

Bob Rhine
2450 A 15th Street
San Francisco, CA 94116

Will Kalb
239 Roosevelt Way
San Francisco, CA 94117

Neil Ludman
248 Roosevelt Way
San Francisco, CA 94117

Mr. & Mrs. R. E. Dreher
203 Roosevelt Way
San Francisco, CA 94117

Mike Kalina
257 Roosevelt Way
San Francisco, CA 94117

St. Joseph Homes and
Hospital
355 Buena Vista Avenue
San Francisco, California 94117

St. Joseph College of
Nursing
399 Buena Vista Avenue East
San Francisco, California 94117

St. Joseph Hospital
204 Roosevelt Way
San Francisco, California 94114

Gerdy Kainz
217 Roosevelt Way
San Francisco, California 94114

Archie & Ada Unruh
222 Roosevelt Way
San Francisco, California 94114

Edwin Gabay
168 Roosevelt Way
San Francisco, California 94114

Ruth Lesh
85 Park Hill Avenue
San Francisco, California 94117

Frank & Ann Stachura
79 Park Hill Avenue
San Francisco, California 94117

George & Dolores Austin
75 Park Hill Avenue
San Francisco, California 94117

Carlyn Halde
63 Park Hill Avenue
San Francisco, California 94117

Paul P. & Mignonne Austin
49 Park Hill Avenue
San Francisco, California 94117

William Hunt
47 Park Hill Avenue
San Francisco, California 94117

John Myers
45 Park Hill Avenue
San Francisco, California 94117

Blair Alexander
33 Park Hill Avenue
San Francisco, California 94114

Jerry Spolter
29 Park Hill Avenue
San Francisco, California 94117

Harold & Dena Belts
27 Park Hill Avenue
San Francisco, California 94117

Majorie Z. Mull
15 Park Hill Avenue
San Francisco, California 94117

Kenneth & Dorothy Campbell
267 Buena Vista Avenue East
San Francisco, California 94117

Thomas M. Vandyke
21 Park Hill Avenue
San Francisco, California 94117

Mount Olympic Neighbors
Mr. Rusmiesski, President
75 Clifford Terrace
San Francisco, CA 94117

Upper Terrace Assn.
Ms. Paker, President
312 Upper Terrace
San Francisco, CA 94117

Buena Vista Neighborhood Assn.
Dale Champion, President
21 Saturn Street
San Francisco, CA 94114

Duboce Triangle Assn.
Barbara Arms, President
81-a Sanchez Street
San Francisco, CA 94114

Debra Learner
Park and Recreation Dept.
McLaren Lodge
Golden Gate Park
San Francisco, CA

Mrs. J. Jonas
21 Park Hill
San Francisco, CA 94117

Dean Galloway
45 Park Hill
San Francisco, CA 94117

Mr. William Benning
40 Clifford Terrace
San Francisco, CA 94117

Richard F. Zinc
453 Buena Vista Avenue East
San Francisco, CA 94117

Adrian Garabedian
191 Del Mar
San Francisco, CA 94117

Dr. Carole Tuttle
261 Buena Vista Avenue East
San Francisco, CA 94117

James D. Carroll
2001 Union Street, Suite 300
San Francisco, CA 94123

MEDIA

San Francisco Bay Guardian
2700 19th Street
San Francisco, California 94110
Attn: Patrick Douglas, City Editor

San Francisco Chronicle
925 Mission Street
San Francisco, California 94103
Attn: Marshall Kilduff

San Francisco Examiner
110 5th Street
San Francisco, California 94103
Attn: Gerald Adams

San Francisco Progress
851 Howard Street
San Francisco, California 94103

The Sun Reporter
1366 Turk Street
San Francisco, California 94115

LIBRARIES

Documents Department (2 c.)
City Library - Civic Center
San Francisco, California 94102
Attn: Faith Van Liere

EPA
215 Fremont Street
San Francisco, California 94105
Attn: Jean Circiello

Government Documents Section
Stanford University Library
Stanford, California 94305

Government Publications Dept.
San Francisco State University
1630 Holloway Avenue
San Francisco, California 94132

Hastings College of the Law - Library
198 McAllister Street
San Francisco, California 94102

Institute of Government Studies
1209 Moses Hall
University of California
Berkeley, California 94720

Golden Gate University Library
550 Mission Street
San Francisco, California 94105

City College of San Francisco
Downtown Center
Fourth and Mission Streets
San Francisco, California 94103

University of San Francisco
Gleeson Library
Golden Gate and Parker Avenue
San Francisco, California 94115